

# November 2009

Click on the desired View Agenda or View Speakers List for detailed information.  
 (\*The Speakers List is available at 3:30pm on the day of the meeting.)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4 <b>NO PC MEETING</b>	5 <a href="#">View Agenda</a> <a href="#">View Speakers List *</a>	6	7
8	9	10	11  <b>VETERAN'S DAY</b>	12 <b>NO PC MEETING</b>	13	14
15	16	17	18 <a href="#">View Agenda</a> <a href="#">View Speakers List *</a>	19 <a href="#">View Agenda</a> <a href="#">View Speakers List *</a>	20	21
22	23	24	25 <b>NO PC MEETING</b>	26  <b>THANKSGIVING DAY HOLIDAY</b>	27 <b>COUNTY HOLIDAY</b>	28
29	30					

Planning Commission Meetings are held in the Board Auditorium of the Government Center at 12000 Government Center Parkway, Fairfax VA 22035.

All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

Posted: 9/23/09  
Revised: 11/6/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday November 5, 2009**

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
2232-L09-16 (Lee)	T-Mobile Northeast LLC Franconia Road @ Lee High School (For light pole replacement)	A. Capps	<b>APPROVED</b> (from 11/19/09)
SEA 85-M-101-3 2232-M06-18 (Mason)	T-Mobile Northeast LLC (7010 Braddock Rd)(permit a telecom facility)	S. Johnson	<b>APPROVAL REC APPROVED</b> (from 3/26/09)
PCA-C-448-32/ FDPA-C-448-10-3/ RZ/FDP 2009-LE-008/ RZ/FDP 2009-LE-009 (Lee)	Kingstowne Gas Station LP N. side King Center Pkway, approx. 450' W. of its intersection w/ S. Van Dorn St. (for commercial development to permit site modifications) (from 10/1/09)	S. Williams	<b>APPROVAL REC APPROVED APPROVAL REC APPROVAL REC</b>
SE 2009-DR-005/ 2232-D08-19 (Dranesville)	T-Mobile Northeast LLC (VDOT ROW, adjacent to CIA Access Road., off of Colonial Farm Road, McLean) (Mobile and Land-Based Telecom Facilities)	S. Lin	<b>D/O to 11/18/09</b> (from 10/22/09)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
PRC 86-C-121-02/ CPA 86-C-121-12 (Hunter Mill)	RAJ Development, LLC (NE corner of intersection of New Dominion Parkway & Explorer St)(for multi-family residential, Retail & childcare center)	S. Lin	<b>P/H to 2/3/10</b> (from 7/29/09)
SEA 79-V-093-02 (Mount Vernon)	McDonald's Corporation 8735 Richmond Highway (to permit demolition & Reconstruction of existing use & site modifications)	K. G-Sobers	<b>P/H to 1/21/10</b>
RZ 2008-MV-007 SEA 85-L-137 (Mount Vernon)	JK INVESTMENTS, INC. (8850 Richmond Highway)(to permit increase in FAR)	S. Williams	<b>DEF INDEF</b> (from 9/24/09)
RZ 2009-PR-002 FDP 2009-PR-002 (Providence)	Square 1400, L.C. (W. side of Dorr Ave., just n. of Merrifield Ave.) (From I-4 to PRM for 11-story m/f, with 4-level parking structure)	W. O'Donnell	<b>DEF D/O INDEF</b> (from 10/109)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, NOVEMBER 4, 2009**

- 7:00 p.m.** The Tysons Corner Committee met in the Board of Supervisors Conference Room of the Fairfax County Government Center to discuss:
- findings of the Transportation 2020 phasing analysis; and
  - draft phasing text in both the Land Use and Transportation sections of the Strawman document

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, NOVEMBER 4, 2009**

---

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, NOVEMBER 5, 2009**

- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**2232-L09-16 – T-MOBILE NORTHEAST, L.L.C. & MILESTONE COMMUNICATIONS**  
– Appl. to develop a telecommunications facility and related equipment located at Robert E. Lee High School, 6540 Franconia Road, Springfield, VA 22150. Tax Map: 80-4 ((1)) 37. Area IV. Copies of the application and a more specific description of the park may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA. **LEE DISTRICT. APPROVED**

**RZ 2009-LE-008/FDP 2009-LE-008 – KINGSTOWNE GAS STATION LP** – Appls. to rezone from PDC and PDH-4 to PDC to permit commercial development with no change in overall Floor Area Ratio and approval of the conceptual and final development plans. Located in the N.W. quadrant of the intersection of S. Van Dorn St. and King Center Dr. on approx. 4.51 ac. of land. Comp. Plan Rec: Mixed use. Tax Map 91-2 ((1)) 26F pt. (Concurrent with RZ/FDP 2009-LE-009, PCA C-448-32, and FDPA C-448-10-03.) **LEE DISTRICT. APPROVAL RECOMMENDED**

**RZ 2009-LE-009/FDP 2009-LE-009 – KINGSTOWNE GAS STATION LP** – Appls. to rezone from PDC to PDH-4 to permit commercial development with no change in overall Floor Area Ratio and approval of the conceptual and final development plans. Located approx. 100 ft.

N. of King Center Dr. and 500 ft. W. of its intersection with S. Van Dorn St. on approx. 1,321 sq. ft. of land. Comp. Plan Rec: Mixed use. Tax Map 91-2 ((1)) 26F pt. (Concurrent with RZ/FDP 2009-LE-008, PCA C-448-32, and FDPA C-448-10-03.) **LEE DISTRICT.**  
**APPROVAL RECOMMENDED**

**PCA-C-448-32/FDPA-C-448-10-03 – KINGSTOWNE GAS STATION LP** – Appls. to amend the proffers, conceptual, and final development plans for RZ C-448 previously approved for commercial development to permit site modifications and associated modifications to proffers with an overall Floor Area Ratio (FAR) of 0.62. Located on the N. side of King Center Pkwy., approx. 450 ft. W. of its intersection with S. Van Dorn St. on approx. 1.11 ac. of land zoned PDH-4. Comp. Plan Rec: Mixed use. Tax Map 91-2 ((1)) 26F pt. (Concurrent with RZ/FDP 2009-LE-008 and RZ/FDP 2009-LE-009.) **LEE DISTRICT.** **APPROVAL RECOMMENDED/APPROVED**

**2232-M06-18 - T-MOBILE NORTHEAST LLC** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility. Located at 7010 Braddock Rd. on approx. 8.27 ac. of land zoned R-1 and R-5. Tax Map 71-3 ((8)) 5, 71-4 ((20)) 1 and 4. (Concurrent with SEA 85-M-101-03.) **MASON DISTRICT.** **APPROVED**

**SEA 85-M-101-03 – T-MOBILE NORTHEAST LLC** – Appl. under Sects. 3-104 and 3-504 of the Zoning Ordinance to amend SE 85-M-101 previously approved for a private school of special education to permit a telecommunications facility and associated modifications to site design. Located at 7010 Braddock Rd. on approx. 8.27 ac. of land zoned R-1 and R-5. Tax Map 71-3 ((8)) 5, 71-4 ((20)) 1 and 4. (Concurrent with 2232-M06-18) **MASON DISTRICT.**  
**APPROVAL RECOMMENDED**

**RZ 2009-PR-002/FDP 2009-PR-002 – SQUARE 1400, L.C.** – Appls. to rezone from I-4 to PRM to permit residential development at a 1.62 FAR including bonus density for the provision of affordable housing and approval of the conceptual and final development plans. Located on the W. side of Dorr Ave. approx. 400 ft. N. of its intersection with Merrifield Ave. on approx. 4.64 ac. of land. Comp. Plan Rec: Residential up to 1.35 FAR. Tax Map 49-1 ((13)) 13, 14, 15, and 16. **PROVIDENCE DISTRICT.** **D/O DEFERRED TO INDEFINITE DATE**

**2232-D08-19 – T-MOBILE NORTHEAST LLC** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility. Located on VDOT ROW Access Road off Colonial Farm Road near Georgetown Pike on approx. 1,987 sq. ft. of land zoned R-1. Tax Map 22-3 ((1)) 40. (Concurrent with SE 2009-DR-005.) **DRANESVILLE DISTRICT.** **D/O TO 11/18/09**

**SE 2009-DR-005 – T-MOBILE NORTHEAST LLC** – Appl. under Sect. 3-104 of the Zoning Ordinance to permit telecommunications facilities. Located on VDOT ROW Access Road off Colonial Farm Road on approx. 1,987 sq. ft. of land zoned R-1. Tax Map 22-3 ((1)) 40. (Concurrent with 2232-D08-19.) **DRANESVILLE DISTRICT.** **D/O TO 11/18/09**

Posted: 11/5/09  
Revised: 11/6/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, NOVEMBER 5, 2009**

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**DEFERRALS:**

RZ 2008-MV-007 – JK INVESTMENTS, INC. – **P/H DEFERRED INDEFINITELY**  
SEA 85-L-137 – JK INVESTMENTS, INC. – **P/H DEFERRED INDEFINITELY**

**CONSENT AGENDA ITEM: CONCUR**

FS-H09-111 – T-Mobile Northeast, LLC, 11180 Sunrise Valley Drive (Deadline: 1/24/10)

**FEATURES SHOWN: CONCUR**

FS-Y09-94 – Clearwire, 3799 Lees Corner Rd. (DVP Electrical Transmission Pole) (Deadline: 11/26/09)  
FS-Y09-104 – Clearwire, I-66 and Rt. 28 (NW Cloverleaf of VDOT right-of-way) (Deadline: 12/13/09)  
FS-Y09-108 – Verizon Wireless, 5408 Bobann Drive (VDOT right-of-way) (Deadline: 1/17/10)  
FS-H09-95 – Clearwire, 2300 Dulles Corner Boulevard (Hyatt Dulles Airport) (Deadline: 12/20/09)  
FS-P09-120 – Clearwire, 3211 Jermantown Road (Deadline: 12/20/09)  
FS-B09-84 – Clearwire, 9525 Little River Turnpike (Woodson High School) (Deadline: 2/06/10)

\*\*\*\*\*

2232-L09-16 – T-MOBILE NORTHEAST, LLC AND MILESTONE COMMUNICATIONS

(Staff: Anita Capps) **APPROVED**

NO SPEAKERS

PCA C-448-32 – KINGSTOWNE GAS STATION, LP **APPROVAL RECOMMENDED**

FDPA C-448-10-03 – KINGSTOWNE GAS STATION, LP **APPROVED**

RZ 2009-LE-008 – KINGSTOWNE GAS STATION, LP **APPROVAL RECOMMENDED**

FDP 2009-LE-008 – KINGSTOWNE GAS STATION, LP **APPROVED**

RZ 2009-LE-009 – KINGSTOWNE GAS STATION, LP **APPROVAL RECOMMENDED**

FDP 2009-LE-009 – KINGSTOWNE GAS STATION, LP (Staff: St. Clair Williams) **APPROVED**

NO SPEAKERS

2232-M06-18 – T-MOBILE NORTHEAST LLC (Staff: Anita Capps) **APPROVED**

SEA 85-M-101-03 – T-MOBILE NORTHEAST LLC (Staff: William O'Donnell) (Alcorn)

**APPROVAL RECOMMENDED**

1. Frank Parrotta  
Wilburdale Civic Association  
7127 Wilburdale Drive  
Annandale, VA 22003

2232-D08-19 – T-MOBILE NORTHEAST LLC (Staff: David Jillson) **DEFER D/O TO 11/18/09**

SE 2009-DR-005 – T-MOBILE NORTHEAST LLC **DEFER D/O TO 11/18/09** (Staff: Suzanne Lin)

1. Milton W. Werthmann Jr., M.D.  
Evermay Community Association  
Chair of Monopole Committee  
6306 Evermay Drive  
McLean, VA 22101
2. Ben Helwig  
National Park Service  
700 George Washington Memorial Parkway  
McLean, VA 22101

*Continued on next page*

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, November 5, 2009**

**Page 2**

RZ 2009-PR-002 – SQUARE 1400, LC **DEFER D/O TO INDEFINITE DATE**  
FDP 2009-PR-002 – SQUARE 1400, LC (Staff: William O'Donnell) **DEFER D/O TO INDEF. DATE**

1. Ed Hogg  
Greater Merrifield Business Association  
(GMBA)  
2841 Hartland Road, Suite 406  
Falls Church, VA 22043
2. Gary Hurst  
24724 New Post Road  
Saint Michaels, MD 21663
3. Charlene Perry  
4107 Morin Street  
Alexandria, VA 22312
4. Peter Larson  
GMBA Revitalization Committee  
8403 Arlington Boulevard  
Merrifield, VA 22031
5. Patrick Thomas  
11885 Grand Commons Avenue, Apt. 217  
Fairfax, VA 22030
6. Jerri Brown, President  
NOVA Group, Ltd.  
2800 Gallows Road  
Vienna, VA 22180
7. Dan Selario, on behalf of  
Co-Chair of GMBA Revitalization  
Committee  
8518 Quaint Lane  
Vienna, VA 22182
8. Karen Hammond  
2841 Hartland Road, Unit 406  
Falls Church, VA 22043

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, NOVEMBER 11, 2009**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, NOVEMBER 11, 2009**

---

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, NOVEMBER 12, 2009**

**7:00 p.m.** The Tysons Corner Committee will meet in the Conference Rooms 2/3 of the Fairfax County Government Center to discuss:

- Proposed Zoning Ordinance Amendment;
- Building height and Map; and
- Other topics to be determined

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON THURSDAY, NOVEMBER 12, 2009**

Posted: 9/24/09  
Revised: 11/19/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday November 18, 2009**

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
SE 2009-DR-005/ 2232-D08-19 (Dranesville)	T-Mobile Northeast LLC (VDOT ROW, adjacent to CIA Access Road., off of Colonial Farm Road, McLean) ( <i>Mobile and Land-Based Telecom Facilities</i> )	S. Lin	<b>DENIAL REC DENIED</b> (P/H on 11/5/09)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

CSP 1998-LE-048 (Lee)	CSHV Metro Park LLC NW Quadrant of Intersection of Franconia/ Springfield Pkway & Walker Lane, E. & W. sides of Metro Dr. ( <i>comprehensive sign plan</i> )	K. G-Sobers	<b>APPROVED</b>
PFM Amendment (Sargeant)	Residential Traffic Admin Program (RTAP)	J. Leavitt	<b>APPROVAL REC</b>
2232-V09-10 (Mount Vernon)	T-Mobile Northeast LLC (8426 Old Mount Vernon Road, George Washington RECenter) ( <i>For 125 ft. tree pole, with 9 panel antennae &amp; 3 cabinets</i> )	D. Jillson	<b>D/O to 12/2/09</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>Schedule Notes</b>
PFM Amendment (Hart)	Secondary Street Req. & Subdivision Street Design Guide	J. Cronauer	<b>P/H to 1/28/09</b>
PCA 82-P-084-02 (Providence)	Fathia Soliman 1886 Old Meadow Rd ( <i>for industrial development To permit modification of approved proffers</i> )	B. Cho	<b>P/H to 1/21/10</b>
RZ/PRC 2009-HM-014/ PCA 89-C-025-05 & DPA 89-C-025-04 (Hunter Mill)	Reston Hospital Center N.E. Quadrant of intersection of Fairfax County Parkway & New Dominion Parkway ( <i>for mixed use development to permit deletion of land area</i> )	S. Lin	<b>P/H to 12/2/09</b>
SE 2008-HM-010 (Hunter Mill)	George B & Carolyn L.E. Sagatov (10120 Wendover Drive) ( <i>waiver of minimum Lot requirements</i> )	K. Sobers	<b>P/H to 12/2/09</b> (from 10/22/09)
SEA 87-D-025 (Dranesville)	Vinson Hall Corporation 5261 Old Dominion Dr. ( <i>independent living Facility to permit bldg additions &amp; site modifications</i> )	S. Williams	<b>P/H to 1/21/10</b> (from 10/22/09)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, NOVEMBER 18, 2009**

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**2232-D08-19 – T-MOBILE NORTHEAST LLC** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility. Located on VDOT ROW Access Road off Colonial Farm Road near Georgetown Pike on approx. 1,987 sq. ft. of land zoned R-1. Tax Map 22-3 ((1)) 40. (Concurrent with SE 2009-DR-005.) **DRANESVILLE DISTRICT. DENIED**

**SE 2009-DR-005 – T-MOBILE NORTHEAST LLC** – Appl. under Sect. 3-104 of the Zoning Ordinance to permit telecommunications facilities. Located on VDOT ROW Access Road off Colonial Farm Road on approx. 1,987 sq. ft. of land zoned R-1. Tax Map 22-3 ((1)) 40. (Concurrent with 2232-D08-19.) **DRANESVILLE DISTRICT. DENIAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**PUBLIC FACILITIES MANUAL AMENDMENT (RESIDENTIAL TRAFFIC ADMINISTRATION PROGRAM)** – To make amendments to Chapter 7 of the Fairfax County Public Facilities Manual (PFM). The proposed amendment updates the PFM by replacing the traffic calming requirements, except for the community support requirements for new subdivision streets, with references to the Virginia Department of Transportation standards and the Fairfax County Residential Traffic Administration Program guidelines, and removing the cut-through requirements. Copies of the full text of the aforementioned proposed amendments and staff report are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA. **COUNTYWIDE. APPROVAL REC**

**SEA 87-D-025 – VINSON HALL CORPORATION** – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 87-D-025 previously approved for an independent living facility to permit building additions and associated modifications to site design and development conditions. Located at 6251 Old Dominion Dr. on approx. 17.18 ac. of land zoned R-2. Tax Map 31-3 ((1)) 77A and 83. **DRANESVILLE DISTRICT. P/H to 1/21/10**

**CSP 1998-LE-048 – CSHV METRO PARK LLC** – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 1998-LE-048. Located in the N.W. quadrant of the intersection of Franconia/Springfield Pkwy. and Walker Lane and the E. and W. sides of Metro Park Dr. on approx. 29.09 ac. of land zoned PDC. Tax Map 91-1 ((1)) 11B2 and 23E, 91-1 ((28)) 1 and 2A, 91-1 ((31)) 1, 1A, 2, 2A, 2B, 3, 3A, 3B, 4A, 4B, and 4C. **LEE DISTRICT. APPROVED**

**2232-V09-10 – T-MOBILE NORTHEAST LLC** – To construct a telecommunications facility at George Washington RECenter, 8426 Old Mount Vernon Road, Alexandria, VA. The proposed facility will include a 125-ft. tall monopole that will resemble a tree, and antennas and fenced equipment compound. Tax Map 101-4 ((1)) 47A. Area IV. Copies of the application, with a description of the facility, may be obtained from the Department of Planning and Zoning, Herrity Building, Suite 730, 12055 Government Center Parkway, Fairfax, VA. **MOUNT VERNON DISTRICT. DECISION ONLY TO 12/2/09**

Posted: 11/18/09  
Revised: 11/19/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, NOVEMBER 18, 2009**

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**DECISIONS ONLY:**

2232-D08-19 – T-MOBILE NORTHEAST LLC (P/H on 11/05/09) **DENIED**  
SE 2009-DR-005 – T-MOBILE NORTHEAST LLC (P/H on 11/05/09) **DENIAL RECOMMENDED**

**DEFERRAL:**

SEA 87-D-025 – VINSON HALL CORPORATION – **P/H to 1/21/10**

**FEATURES SHOWN: CONCUR**

FS-P09-86 – Clearwire, 8200 Greensboro Road (Deadline: 1/30/10)  
FS-S09-79 – Clearwire, 12701 Fair Lakes Circle (Deadline: 12/09/09)  
FS-B09-97 – Clearwire, 4349 Chesapeake Lane (GMU Renwick Library) (Deadline: 12/10/09)

\*\*\*\*\*

PUBLIC FACILITIES MANUAL AMENDMENT (RESIDENTIAL TRAFFIC ADMINISTRATION PROGRAM) (Staff: Jan Shaw Leavitt) (Commissioner Sargeant) **APPROVAL RECOMMENDED**

NO SPEAKERS

CSP 1998-LE-048 – CSHV METRO PARK LLC (Staff: Kelli Goddard-Sobers) **APPROVED**

NO SPEAKERS

2232-V09-10 – T-MOBILE NORTHEAST LLC (Staff: David Jillson) **DEFER D/O TO 12/02/09**

1. Alan Gozner and David Graff  
Mount Vernon Mews Community Association  
3614 Becherer Road  
Alexandria, VA 22309
2. Patrick Hawley  
3611 Old Vernon Court  
Alexandria, VA 22309
3. Malgorzata Szayna  
3625 Becherer Road  
Alexandria, VA 22309

Posted: 9/23/09  
Revised: 11/20/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday November 19, 2009**

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
PCA 2007-PR-001 (Providence)	DSF/Long Metro II, LLC and DSF/Long Metro III, LLC W. side Gallows Rd approx. 350' S. of its Intersection w/ Prosperity Ave (to permit modification Of approved proffers)	T. Strunk	<b>APPROVAL REC</b>
PCA 83-C-021-02/ RZ 2009-SU-020/ FDP 2009-SU-020 (Sully)	Light Global Mission Church NW quadrant on intersection of Fair Ridge Dr. & Lee Jackson Hwy (to permit reduction in land area)	T. Strunk	<b>APPROVAL REC</b> “ <b>APPROVED</b>
Zoning Ordinance Amendment (Hart)	P District Recreation Fee Amendment	A. Dorlester	<b>APPROVAL REC</b>
SEA 85-D-033-02 (Dranesville)	Metro Washington Airports Auth. w/ The VA Dept. of Transportation (7305 M Idylwood Rd) (to permit electrically powered Regional rail transit facility (rail yard/accessory uses) & site modifications)	S. Williams	<b>D/O to 12/10/09</b> (from 10/22/09)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
2232-L09-16 (Lee)	T-Mobile Northeast LLC Franconia Road @ Lee High School (For light pole replacement)	A. Capps	<b>P/H to 11/5/09</b>
RZ 2009-BR-015/ PCA C-083-02/ SEA 87-A-086-2 (Braddock)	College Town Associates, L.P. 10697 Braddock Road (For University Mall expansion/redesign)	W. O'Donnell	<b>DEF INDEF</b>
PRC A-502-2 (Hunter Mill)	Fairways I & II Residential LLC 11555 & 11627 North Shore Dr (for multi-family With support detail)	S. Williams	<b>P/H to 1/21/10</b>
SEA 93-Y-059 (Sully)	Exxon Mobil Corporation 13825 & 13829 Lee Highway (to permit Modification of development conditions)	S. Zottl	<b>P/H to 2/4/10</b>
SE 2009-DR-008 (Dranesville)	Oakcrest School S. side of Crowell Rd, approx. 1200' E. of its Intersection w/ Hunter Mill Rd. & N. side of Dulles Toll Rd (private school of general education)	T. Strunk	<b>P/H to 1/28/10</b> (from 10/15/09)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, NOVEMBER 19, 2009**

- 7:30 p.m.** The Environment Committee met in the Board of Supervisors Conference Room of the Fairfax County Government Center to continue discussions on the Environment Quality Corridor (EQC) Strawman document and related items for the scheduled public workshop.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**ZONING ORDINANCE AMENDMENT (P DISTRICT RECREATION FEES)** – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, specifically Zoning Ordinance Sections 6-110, 6-209, and 6-409, as follows: Increase the minimum expenditure per dwelling unit for recreational facilities required in the PDH Planned Development Housing District (Par. 2 of Sect. 6-110); PDC Planned Development Commercial District (Par. 2 of Sect. 6-209); and PRM Planned Residential Mixed Use District (Par. 2 of Sect. 6-409) from \$1500 to \$1600. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. **COUNTYWIDE. APPROVAL RECOMMENDED**

**SE 2009-DR-008 – OAKCREST SCHOOL** – Appl. under Sect. 3-E04 of the Zoning Ordinance to permit a private school of general education with a total daily enrollment of 450 students. Located on the S. side of Crowell Road approx. 1,200 ft. E. of its intersection with Hunter Mill Road and N. of Dulles Toll Road on approx. 23.0 ac. of land zoned R-E. Tax Map 18-4 ((1)) 26C; 18-4 ((8)) A and 4. **DRANESVILLE DISTRICT. P/H DEFERRED TO 1/28/10.**

**SEA 85-D-033-02 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY IN COORDINATION WITH THE VIRGINIA DEPARTMENT OF RAIL & PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)** – Appl. under Sects. 3-104 and 3-204 of the Zoning Ordinance to amend SE 85-D-033 previously approved for WMATA facilities to permit electrically powered regional rail transit facility (rail yard and accessory uses) and associated modifications to site design and development conditions. Located at 7305 M Idylwood Rd. on approx. 39.16 ac. of land zoned R-1, R-2, and HC. Tax Map 40-1 ((1)) 25B; 40-3 ((1)) 85, 86, 91A, and 93B. **DRANESVILLE DISTRICT. D/O TO 12/10/09**

**PCA 2007-PR-001 – DSF/LONG METRO II, LLC & DSF/LONG METRO III LLC** – Appl. to amend the proffers for RZ 2007-PR-001 previously approved for mixed use development with an overall Floor Area Ratio (FAR) of 2.41. Located on the W. side of Gallows Road approx. 350 ft. S. of its intersection with Prosperity Ave. on approx. 8.49 ac. of land zoned PRM. Comp. Plan Rec: Option for Mixed Use and Residential at 2.25 and 1.8 FAR. Tax Map 49-1 ((16)) 14, 15 and 16; 49-2 ((1)) 18 and 19. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

**RZ 2009-SU-020/FDP 2009-SU-020 – TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH** – Appls. to rezone from PDC, HC, and WS to PDC, HC, and WS to amend mixed use development to include an independent living facility with an overall Floor Area Ratio (FAR) of 0.26 and approval of the conceptual and final development plans. Located in the N.W. quadrant of the intersection of Fair Ridge Dr. and Lee Jackson Memorial Hwy. on approx. 28.02 ac. of land. Comp. Plan Rec: Fairfax Center Area at the overlay level. Tax Map 46-3 ((1)) 15A1, 15A2, and 15A3. (Concurrent with PCA 83-C-021-02.) **SULLY DISTRICT. APPROVAL RECOMMENDED/APPROVED**

**PCA 83-C-021-02 – TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH** – Appl. to amend the proffers for RZ 83-C-021 previously approved for mixed use development to delete land area. Located in the N.W. quadrant of the intersection of Fair Ridge Dr. and Lee Jackson Memorial Hwy. on approx. 28.02 ac. of land zoned PDC, HC, and WS. Comp. Plan Rec: Fairfax Center Area. Tax Map 46-3 ((1)) 15A1, 15A2, and 15A3. (Concurrent with RZ/FDP 2009-SU-020.) **SULLY DISTRICT. APPROVAL RECOMMENDED**

Posted: 11/19/09  
Revised: 11/20/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, NOVEMBER 19, 2009**

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**DEFERRAL:**

SE 2009-DR-008 – OAKCREST SCHOOL – **P/H to 1/28/10**

**CONSENT AGENDA ITEMS: CONCUR**

FS-P09-133 – Clearwire, 6402 Arlington Boulevard (Deadline: 12/31/09)  
FSA-M01-21-1 – Verizon Wireless, 5600 Columbia Pike (Deadline: 1/25/10)  
FS-B09-114 – Clearwire, 7920 Woodruff Court (Deadline: 2/7/10)

**FEATURES SHOWN: CONCUR**

FS-S09-61 – Clearwire, 9730 Hampton Road (Ox Substation) (Deadline: 12/8/09)  
FS-H09-24 – AT&T Mobility (New Cingular Wireless), 11975 Lake Newport Road (Deadline: 12/31/09)  
FS-H09-63 – Clearwire, 2231 Colts Neck Road (Deadline: 1/01/10)  
FS-P09-80 – Clearwire, 11250 Waples Mill Road (Deadline: 1/23/10)  
FS-P09-105 – Clearwire, 7115 Leesburg Pike (Deadline: 1/30/10)  
FS-V09-162 – Clearwire, 8501 Silverbrook Road (South County High School) (Deadline: 2/04/10)

\*\*\*\*\*

**ZONING ORDINANCE AMENDMENT (P DIST RECREATION FEE AMENDMENT)**

(Commissioner Hart)

– **APPROVAL REC**

NO SPEAKERS

**PCA 2007-PR-001 – DSF LONG METRO II, LLC & DSF LONG METRO III, LLC** – **APPROVAL REC**

NO SPEAKERS

**PCA 83-C-021-02 – TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH** – **APPROVAL REC**

**RZ 2009-SU-020 – TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH** – **APPROVAL REC**

**FDP 2009-SU-020 – TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH** – **APPROVED**

NO SPEAKERS

**SEA 85-D-033-02 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) & THE VIRGINIA DEPARTMENT OF RAIL & PUBLIC TRANSPORTATION (DRPT)** – **D/O to 12/10/09**

- |  |   |
|--|---|
| 1. David M. Rybak<br>2129 McKay Street<br>Falls Church, VA 22043 | 5. Larry Rosenblum<br>Lemon Road Civic Association<br>2005 Crofton Place<br>Falls Church, VA 22043    |
| 2. Barbara Brown<br>2127 McKay Street<br>Falls Church, VA 22043  | 6. Mark Zetts, President<br>McLean Citizens Association<br>6640 Kirby Court<br>Falls Church, VA 22043 |
| 3. Sammy Sun<br>2130 McKay Street<br>Falls Church, VA 22043      | 7. Robert Brown<br>2127 McKay Street<br>Falls Church, VA 22043  |
| 4. Leslie Gelman<br>2113 McKay Street<br>Falls Church, VA 22043  |   |